



CITY OF HAYWARD
AGENDA REPORT

AGENDA DATE 07/24/01
AGENDA ITEM 3
WORK SESSION ITEM _____

TO: Mayor and City Council

FROM: City Clerk

SUBJECT: An Ordinance Amending Section 10-2.411 of Article 2, Chapter 10 of the Hayward Municipal Code to Amend the Off-Street Parking Requirements in the Central Parking District

RECOMMENDATION:

It is recommended that the City Council adopt the attached Ordinance.

BACKGROUND:

The ordinance was introduced at the July 17 meeting of the City Council with the following vote:

AYES:	Council Members:	Jimenez, Hilson, Rodriquez, Dowling, Ward, Henson
	Mayor:	Cooper
NOES:	Council Members:	None
ABSENT:	Council Members:	None

The ordinance was published in the Hayward Daily Review on July 21, 2001. Adoption at this time is therefore appropriate.

Prepared by:


Angelina Reyes, City Clerk

Approved by:


Jesús Armas, City Manager

Draft Ordinance

PUBLIC NOTICE OF AN INTRODUCTION OF AN ORDINANCE BY THE CITY
COUNCIL OF THE CITY OF HAYWARD

AN ORDINANCE AMENDING SECTION 10-2.411 OF ARTICLE 2, CHAPTER 10 OF
THE HAYWARD MUNICIPAL CODE TO AMEND THE OFF-STREET PARKING
REQUIREMENTS IN THE CENTRAL PARKING DISTRICT

THE CITY COUNCIL OF THE CITY OF HAYWARD DOES ORDAIN AS FOLLOWS:

WHEREAS, Text Change Application No. 01-140-02 requests an amendment to Section 10-2.411 of the Zoning Ordinance of the City of Hayward, specifically to amend the Off-street Parking Regulations relating to residential parking requirements in the Central Parking District; and

WHEREAS, the Planning Commission considered the matter and its action thereon is on file in the office of the City Clerk and is hereby referred to for further particulars; and

WHEREAS, the City Council finds and determines that:

1. The approval of Text Change Application No. 01-140-02 is exempt from environmental review in accordance with Section 15061(b)(3) of the California Environmental Quality Act Guidelines;
2. That substantial proof exists that the proposed text change relative to parking requirements for conversions of buildings in the Central City area will promote the public health, safety, convenience and general welfare of the residents of Hayward by ensuring adequate parking for its residents and avoiding parking conflicts with commercial establishments;
3. That the proposed text change is in conformance with the purposes of this Ordinance and all applicable, officially adopted policies and plans in that a parking will be provided for tenants when existing buildings are converted to residential use;
4. That streets and public facilities existing or proposed are adequate to serve all parking associated with conversion of existing buildings to residential uses in that when more than two floors of an existing building is converted to residential use, the developer must demonstrate that adequate parking will be provided; and
5. That conversions of buildings to residential uses in the Central City District will be compatible with present and potential future uses, and, further, a beneficial effect will be achieved which is not obtainable under existing regulations in that currently large buildings can be converted to residential uses without providing parking for the residents.

Section 1. Section 10-2.411 of the Hayward Municipal Code relating to Off-Street Parking Regulations as they apply to residential parking in the Central City Sub-Districts is hereby amended to read as follows:

"SEC. 10-.411 CENTRAL PARKING DISTRICT NON-RESIDENTIAL PARKING REQUIREMENTS

"1.0 space for each 315 square feet of gross floor area

"An increase in the number of dwelling units within an existing building or the conversion of a non-residential use to residential *use* within an existing building in the Central Parking District shall not require providing parking spaces. *If more than two floors are converted to residential use, the developer must meet the residential parking requirements for units on the additional floors. The developer shall demonstrate how the parking requirements for dwelling units on the additional floors will be fulfilled.*

Section 2. In accordance with the provisions of Section 620 of the City Charter, this ordinance shall become effective upon its adoption.

Introduced at a regular meeting of the Hayward City Council held July 17, 2001, the above-entitled ordinance was introduced by Council Member

This ordinance will be considered for adoption at the next meeting of the Hayward City Council, to be held on July 24, at 8:00 p.m., in the Council Chambers, 777 B Street, Hayward, California. Copies of the full text of this ordinance are available for examination by the public in the Office of the City Clerk, 777 B Street, Hayward Public Main Library, 835 "C" Street, or the Weekes Branch Library, 27300 Patrick Avenue.

DATED: July 21, 2001

ANGELINA REYES, CITY CLERK
CITY OF HAYWARD